

GOVERNMENT
OF
THE DISTRICT OF COLUMBIA

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ZONING COMMISSION

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SPECIAL MEETING

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MONDAY

DECEMBER 5, 2005

The Special Meeting of the District of Columbia Zoning Commission convened in Room 220, 441 441 4th Street, NW, Washington, D.C., 20001, pursuant to notice at 6:00 p.m., Carol J. Mitten, Chairperson, presiding.

ZONING COMMISSION MEMBERS PRESENT:

CAROL J. MITTEN	Chairperson
ANTHONY J. HOOD	Vice-Chairperson
GREGORY JEFFRIES	Commissioner
JOHN PARSONS	Commissioner (NPS)
MICHAEL G. TURNBULL	Commissioner (AOC)

OFFICE OF ZONING STAFF PRESENT:

SHARON S. SCHELLIN Acting Secretary

OFFICE OF PLANNING STAFF PRESENT:

JENNIFER STEINGASSER
JOEL LAWSON

D.C. OFFICE OF THE ATTORNEY GENERAL PRESENT:

SHERRY GLAZER, ESQ.
LORI MONROE, ESQ.
MARY NAGELHOUT, ESQ.

The transcript constitutes the minutes from the Special Meeting held on December 5, 2005.

A G E N D A

OPENING REMARKS

Chairperson Mitten 3

CASE NO. 05-10 CAPITAL GATEWAY OVERLAY TEXT AMENDMENT

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VOTE ON CASE NO. 05-10 6

VOTE ON CASE NO. 04-14 7

6:14 P.M.

CHAIRPERSON MITTEN: Good evening, ladies and gentlemen. This is a Special Public Meeting of the Zoning Commission of the District of Columbia for Monday, December 5th, 2005.

My name is Carol Mitten and joining me this evening are Vice Chairman Anthony Hood and Commissioners Michael Turnbull, John Parsons and Greg Jeffries. We're actually adding an item on our agenda after the proposed action on Case No. 05-10, we'll take up a request for postponement in Case No. 04-14-C.

So, the first item on the agenda which is the Capital Gateway Overlay Text Amendment. Mr. Lawson, did you want to say anything or Ms. Steingasser or should we just take it up?

MR. LAWSON: Excuse me. Sorry, Madam Chair. I'm fine with you taking this issue up and we're available to answer questions if you have any.

CHAIRPERSON MITTEN: Okay. So, the report that we have from the Office of Planning which is dated November 21st, 2005, is in response to our request that they basically take their recommended changes to the Capital Gateway Overlay District and actually incorporate that into the text changes rather

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1 than have it be just sort of general themes that they
2 were asking us to endorse. And we have that memo in
3 front of us.

4 Are there any questions for the Office of
5 Planning on the text amendment?

6 COMMISSIONER PARSONS: I did want to ask
7 about the one-to-one setback above 110 feet on Potomac
8 Avenue.

9 Now, Potomac Avenue is as I recall 160
10 feet wide. It's like Pennsylvania Avenue, but of
11 course under the current zoning categories it's
12 maximum can be 130. Is that correct?

13 MR. LAWSON: That's correct.

14 COMMISSIONER PARSONS: So, once they get
15 to 110, we're going to ask them to set it back and I
16 wondered what the rationale was for that.

17 MR. LAWSON: Our rationale is to have
18 Potomac Avenue reflect some of the character of South
19 Capitol Street. As you'll see we've also recommended
20 a one-to-one setback above 110 feet on South Capitol
21 Street. It just allows for a more consistent, I
22 guess, street form along Potomac Avenue. We would
23 consider it -- we would consider that item frankly
24 more critical on South Capitol Street than on Potomac
25 Avenue.

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1 But in looking at what might possibly be
2 built on South Capitol Street and that this would
3 provide, you know, a little bit better access of light
4 down to the street, even though it's a fairly wide
5 street and should get a fair amount of lighting, we
6 just thought that it was an appropriate thing to do.

7 COMMISSIONER PARSONS: So, on the south
8 side of the street, this is obviously on the north
9 side. The south side of the street is zoned W Zone,
10 isn't it? Florida Rock and other --

11 MR. LAWSON: Actually, in some parts it is
12 and other parts as you go further into the Capital
13 Gateway area closer towards Ft. McNair, it's actually
14 zoned CR on both sides of the street.

15 COMMISSIONER PARSONS: Okay. All right.
16 Thank you.

17 CHAIRPERSON MITTEN: Anyone else?
18 Questions for the Office of Planning?

19 All right. Then we have a recommendation
20 from the Office of Planning to set down Case No. 05-10
21 and I would so move.

22 VICE CHAIRMAN HOOD: I'll second.

23 CHAIRPERSON MITTEN: Any discussion?

24 All those in favor, please say aye.

25 (AYES)

1 CHAIRPERSON MITTEN: Mrs. Schellin, we
2 have none opposed.

3 MRS. SCHELLIN: Yes. I would actually
4 correct too on the agenda. It's under Proposed Action
5 that should be Hearing Action.

6 CHAIRPERSON MITTEN: Thank you.

7 MRS. SCHELLIN: And the staff would record
8 the vote, five to zero to zero to set down Case No.
9 05-10. Commissioner Mitten moving, Commissioner Hood
10 seconding, Commissioner Jeffries, Parsons and Turnbull
11 in favor.

12 CHAIRPERSON MITTEN: Thank you.

13 Then the second item is that we have a
14 request for a postponement of our Thursday hearing to
15 a date in April 2006 that would give additional time
16 for the Anacostia Waterfront Corporation and the
17 Office of Planning to develop their plans for the
18 immediate area surrounding the ballpark. And rather
19 than attempt to fix a date now, I would move that we
20 postpone the hearing until that's in the spring when
21 all of these pieces come together.

22 COMMISSIONER PARSONS: Second.

23 CHAIRPERSON MITTEN: Any discussion?

24 All those in favor please say aye.

25 (AYES)

1 CHAIRPERSON MITTEN: Mrs. Schellin, there
2 are none opposed.

3 MRS. SCHELLIN: Staff would record the
4 vote five to zero to zero to postpone Case No. 04-14
5 to a date uncertain in the spring.

6 Commissioner Mitten moving, Commissioner
7 Parsons seconding, Commissioners Jeffries, Hood and
8 Turnbull in favor.

9 CHAIRPERSON MITTEN: Thank you. And that
10 finishes the business for our Special Public meeting
11 and we'll be back in a few minutes to start the
12 hearing.

13 (Whereupon, the above matter was concluded
14 at 6:19 p.m.)
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